177.0	0006	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,068,700	/	1,068,700
USE VALUE:	1,068,700	/	1,068,700
ASSESSED:	1,068,700	/	1,068,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89	-91	WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORELLA PRISCO R & DAWN M/TR
Owner 2:	PRISCO MORELLA 1997 FAMILY TR
Owner 3:	
Street 1:	89 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORELLA PRISCO R & DAWN M -
Owner 2:	-
Street 1:	89 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1974, having primarily Vinyl Exterior and 3180 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7506.000	616,300	800	451,600	1,068,700
Total Card	0.172	616,300	800	451,600	1,068,700
Total Parcel	0.172	616,300	800	451,600	1,068,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.07 | /Parcel: 336.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119874
GIS Ref	
GIS Ref	
Insp Date	09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	616,300	800	7,506.	451,600	1,068,700		Year end	12/23/2021
2021	104	FV	588,800	800	7,506.	451,600	1,041,200		Year End Roll	12/10/2020
2020	104	FV	588,700	800	7,506.	451,600	1,041,100	1,041,100	Year End Roll	12/18/2019
2019	104	FV	462,300	800	7,506.	445,200	908,300	908,300	Year End Roll	1/3/2019
2018	104	FV	461,500	800	7,506.	341,900	804,200	804,200	Year End Roll	12/20/2017
2017	104	FV	433,300	800	7,506.	322,600	756,700	756,700	Year End Roll	1/3/2017
2016	104	FV	433,300	800	7,506.	296,800	730,900	730,900	Year End	1/4/2016
2015	104	FV	394,300	900	7,506.	277,400	672,600	672,600	Year End Roll	12/11/2014

!13915!

PRINT

Date	Time
12/30/21	17:58:05

LAST REV

Date	Time
10/02/18	15:30:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13915

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORELLA PRISCO	67641-38		7/19/2016	Convenience	10	No	No		
BENTUBO ROBERT	24407-352		3/30/1994		315,000	No	No		Y

USER DEFINED

Prior Id # 1:	119874
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2018	63	Heat App	5,000	C				
9/25/2017	1251	Inter Fi	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
12/18/2008	Info At Door	372	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	243	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7506		Sq. Ft.	Site		0	70.	0.86	6									451,625						451,600	

Total AC/HA:	0.17231	Total SF/SM:	7506	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 451,625	Spl Credit	Total: 451,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		23.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98018861
Const Adj.:	1.01292861
Adj $ / SQ:	178.715
Other Features:	149615
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804510
Depreciation:	188255
Depreciated Total:	616254

COMMENTS

BK:13577 PG:193.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

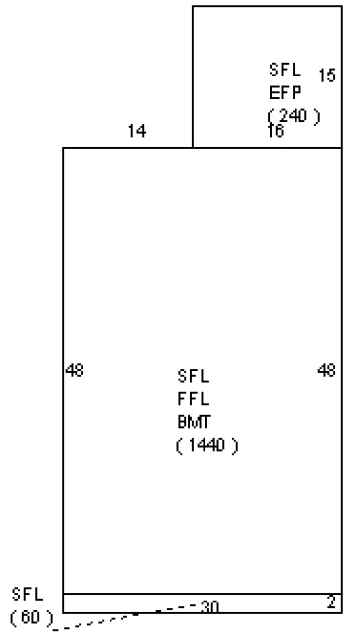
No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.72
Special Features:	0	Val/Su Net:	126.81
Final Total:	616300	Val/Su SzAd	193.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,740	178.710	310,964
BMT	Basement	1,440	53.610	77,205
FFL	First Floor	1,440	178.710	257,350
EFP	Enclos Porch	240	39.070	9,376

Net Sketched Area:	4,860	Total:	654,895
Size Ad	3180	Gross Area	4860	FinArea	3180
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X17	G	AV	1975	4.54	T	35.2	104			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc